

**Name of Project**  
Paddington Walk, Paddington Basin

**Client**  
Paddington Walk Development Ltd

**Architect**  
Munkenbeck & Marshall

**Quantity Surveyor**  
Goynes Adams

**Structural Engineer**  
Peter Brett Associates

**M&E Consultant**  
Chapman Bathurst Partnership

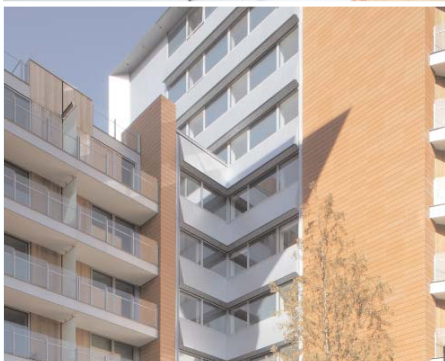
**Contract Description**  
Mixed use residential scheme

**Contract Value**  
£45.5 million

**Contract Period**  
April 2003 – August 2005

**Contract Type**  
JCT 98 with Contractor's Design Portion

**Main Contractor**  
Carillion Building



Paddington Basin is one of the largest regeneration areas in the heart of London and home to a variety of new projects. Carillion Building worked in partnership with client Paddington Walk Development Ltd (a joint venture between Chelsfield, Ruben Brothers and European Land) to develop a unique mixed use development known as Paddington Walk.

The project comprises the design and construction of both private and affordable homes, retail outlets and associated car parking. The residential accommodation is provided through five high rise towers varying between 10 and 14 stories and three low rise single-storey link buildings. The scheme includes 242 apartments with five penthouses and 72 affordable units. The lower levels consist of two car parks, three retail outlets and a nursery.

Carillion was awarded the contract via competitive tender, following the successful delivery of the adjacent Waterside project which was completed in June 2003. One of the winning elements of our tender was our well-planned approach to the vertical distribution of materials necessary to the scheme's success. The client was impressed that we had thoroughly planned the construction process, realising that it would be necessary to install lifts to distribute materials rather than use hoists.

The buildings were constructed with a Peri system concrete frame and a piled basement, excavated from within. We carried out ongoing value engineering exercises to help the client achieve their budget. Originally the client had wanted to use lots of prefabrication on the scheme, so we priced both prefabricated and traditional techniques as part of an entirely open book process. It emerged that prefabrication was too expensive so the use of traditional methods was agreed.

Paddington Walk was successfully handed over to the client in August 2005, to an agreed revised date. This is the first new residential development at Paddington Basin, following the completion of high profile headquarters buildings for Marks & Spencer and Orange. This was the first time the client had undertaken a residential scheme, so they were keen to establish a good brand in the area to sustain their client profile and reputation.

The scheme forms part of the regeneration plans for the entire Paddington Basin area, which is intended to change its profile into an upmarket, desirable place to live and work. The infrastructure, roads, local amenities and schools are all being upgraded as part of the overall Paddington Basin scheme.